



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1

This public hearing will be in a videoconferencing format due to the ongoing precautions associated COVID-19. Additional instruction to attend this hearing remotely will be posted on the website of Community Development. If you should have any questions, please contact, at Jessica.Thompson@co.chelan.wa.us or 509-667-6231.

February 07, 2024 at 9:00 AM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Permit Clerk Jessica Thompson, Planner II Alex White, Senior Planner Jamie Strother, STR manager Kirsten Ryles

Public/Agencies: Ron Gustafson, Monica, Ann, bt buildingworks, Andrea, Warmack, 12063871632, Peter

AGENDA:

I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 9:00 AM. No objections were given to Mr. Kottkamp running today's hearing. Instruction was given to attendees on how the hearing is conducted and how to participate, testify, and appeal a decision.

II. PUBLIC HEARINGS

CUP 23-326 Gustafson - An application was submitted for the permitting of an existing residence as a 2-bedroom/4-person Tier 2 Short Term Rental within the Commercial Agricultural Lands (AC) zoning district pursuant to the District Use Chart in Section 11.04.020 of the Chelan County Code. Access to the residence would continue to be off of Ivan Morse Road and domestic water/sanitation for the residence would continue to be from an existing shared well and existing septic system located on the subject property. – **Jamie Strother Senior Planner**

Mr. Kottkamp discussed the application details and entered the staff report, application materials, site plans, public comments, and the entire planning staff file into record.

Chelan County Senior Planner Jamie Strother presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Ron Gustafson the applicant and owner. Mr. Gustafson was having technical difficulties and had to write his answers on paper to Mr. Kottkamp. Mr. Gustafson had no disagreements with the staff report or conditions provided by the county.

Sworn in to testify from the public was Matthew S. Warmack. Mr. Warmack agrees with the approval of Mr. Gustafson's conditional use permit.

With nothing further from the public, agent, or staff. Mr. Kottkamp closed the hearing and will have a written decision within 10 working days.

AA 24-010 Hidalgo - A request for an Administrative Appeal was submitted to appeal the denial of a renewal extension request for a short-term rental. The subject property was permitted for 2021/2022/2023 as a short-term rental. Renewal application for operation in 2024 was not received timely and renewal extension request was denied. - **Kirsten Ryles STR Manager**

Mr. Kottkamp discussed the application details and entered the staff report, application materials, site plans, public comments, and the entire planning staff file into record.

Chelan County STR manager Kirsten Ryles presents the application; and affirms the denial of the STR permit.

Sworn in to testify was Andrea Hidalgo the appellant and owner. Mrs. Hidalgo had no disagreements with the staff report or conditions provided by the county.

No comment made from the public.

With nothing further from the public, agent, or staff. Mr. Kottkamp closed the hearing and will have a written decision within 10 working days.

VAR 24-018 Reilly - A resubmittal of a previously approved Variance was submitted in order to reduce the required 25 ft. front yard setback from the front line of the subject property down to 1 ft. for the future construction of a two-story detached garage. The proposed garage would have a footprint of 20 ft. x 22 ft. with one parking space on the first floor and storage area on the second floor. The subject property is located within the within the Rural Residential/Resource 2.5 (RR 2.5) zoning district. 18741 River Road, Plain, WA 98826 and is further identified as Assessor's Parcel Number: 26-17-12-725-035. - **Alex White Planner II**

Mr. Kottkamp discussed the application details and entered the staff report, application materials, site plans, public comments, and the entire planning staff file into record.

Chelan County Planner II Alex White presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Ben Taylor the agent for the applicant and owner. Mr. Taylor had no disagreements with the staff report or conditions provided by the county.

No comment made from the public.

With nothing further from the public, agent, or staff. Mr. Kottkamp keeps the record open until 5:00 PM and will have a written decision within 10 working days.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the February 07, 2024 meeting.